Grand Haven Master Association, Inc.

785 W. Granada Blvd., Suite 5 | Ormond Beach, FL 32174
www.GrandHavenMHOA.com

Dr. Robert Jay Carlton, President
Mr. Vic Natiello, Vice President
Dr. Michael Tebbano, Treasurer
Mr. Bill Delaney, Director
Mr. Jerry (J.D.) Stratton, Director
Mr. Troy Railsback, Secretary, Ex-officio

Board of Directors Meeting Agenda
November 20, 2026
2:00 p.m.

I. Call to Order*

II. Roll Call – Establish Quorum

III. Pledge of Allegiance

IV. Audience Comments (Three Minute Rule, Non Agenda Items)

V. President's Comments

VI. Approval of Minutes

1. October 23, 2026

VII. Committee Reports

1. Community Manager – Mr. Troy Railsback/SSMG
2. Finance Report – Dr. Michael Tebbano
3. Property Oversight Committee – Dr. Robert Jay Carlton
4. Architectural Design Committee (ADC) Liaison – Dr. Robert Jay Carlton
5. Private Lawn Maintenance (PLM) Liaison – Mr. Jerry (J.D.) Stratton
6. CC&R Compliance Liaison – Mr. Vic Natiello
7. Oak Tree & Neighbor to Neighbor Liaison – Quarterly Report** – Mr. Bill Delaney
8. Fine Committee Liaison – Mr. Troy Railsback/SSMG
9. Community Development District (CDD) Liaison – Dr. Michael Tebbano
10. Action Item Review – Mr. Troy Railsback/SSMG

VIII. Unfinished Business

1. The Crossings Holly Tree Replacement Program – Update – (SSMG)
2. Refurbishing of MADC Mailbox – Update – (SSMG)
3. Street Tree Inspection Report – (SSMG)

IX. New Business

1. Volunteer Re-Appointment Timelines – (RJC)
2. 2027 Intent Requests from Volunteers – (RJC)
3. Outreach Letter to CDD – (RJC)

X. Non-Compliance Issues Requiring Board Review

XI. Director's Requests

XII. Adjournment

*** For the purpose of accurately recording/transcribing the meeting minutes, it is necessary that all audience members addressing the Board at any time, state their name and property address. Thank you for your participation and commitment to Grand Haven.**
**** March, June, September, December**